



Meeting Summary
March 24, 2010

Attendance:

Panel Members: Henry Alinger, Vice Chair
Phyllis Cook
Rob Hollis
Mohammad Saleem
Donald Taylor

Office of Law: Lisa O'Brien

DPZ Staff: Dace Blaumanis, Bill Mackey, Mary Smith

Applicant: Architect: Ron Brasher, Brasher Design
Fernando Iribasren, Brasher Design
Owner: Chris Richards, MDG Companies
Engineer: Brian Cleary, Benchmark Engineering, Inc.

1. Call to Order

Vice Chair Hank Alinger opened the meeting at 7:30 p.m. Vice Chair Alinger asked for introductions of all the participants.

2. Review of Plans #10-02, Montevideo Crossing II –Chris Richards introduced the proposal that uses four acres of an original seven-acre site. The remaining acres are being sold to the County for a fire station.

Brian Cleary explained the plan for this site at Montevideo Road and Route 1. The two buildings are close to Route 1 with a sidewalk along Route 1, to comply with the Route 1 Manual. A new road, opposite Port Capital Drive, will be added. Access will be from Montevideo Road and from the new road. At the rears of the buildings, the design proposes two drive-through lanes which are part of the owner's zoning amendment being processed now by the County. The amendment also seeks to reduce the front setback.

Ron Brasher described the architecture of the two office buildings with side entrances from the plaza between the buildings. The plaza extends from the Route 1 sidewalk to the parking area in the rear. The building materials will be black glass, brick and EIFS. A bank and a restaurant are proposed on the parking lot sides of the buildings.

All members gave ideas and offered suggestions regarding consistency in designs.

By unanimous consent pursuant to each motion duly made and seconded, the DAP adopted the following recommendations with respect to the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP member Don Taylor offered the following motion:

1. "I would move that we suggest that consideration be given to strengthening the elements in the courtyard – structural elements that tie the building together, however that may result, and also perhaps follow through with canopies on the Route 1 side in some form or other to reduce the scale and add that illusion of pedestrian access." Seconded by M. Saleem.

DAP member Phyllis Cook offered the following motion:

2. "I move that consideration be given to the color of glass, perhaps the dark glass be lightened, either non-tint or a light gray or a color but not a dark impenetrable color." Seconded by M. Saleem.

DAP member Mohammad Saleem offered the following motion:

3. "I make a motion that consideration be given to having two buildings that are not identical and effort be made to create more variety and interest in the form of the buildings." Seconded by D. Taylor.

DAP member Rob Hollis offered the following motion:

4. "I make a motion to better integrate the landscaping from the plaza to Route 1, as well as through the parking lot." Seconded by M. Saleem.

DAP Vice Chair Hank Alinger offered the following motion:

5. "I make a motion that the developer pay attention to connections across the parking lot, across the bio swale in at least one location, maybe two locations, and consider deleting several parking spaces to make those connections convenient for pedestrians across the parking lot." Seconded by D. Taylor.

DAP member Mohammad Saleem offered the following motion:

6. "I make a motion that consideration be given to signage as well as lighting in the front as well as the back. That is more streetscape as opposed to the traditional parking lot kind of lighting." Seconded by P. Cook.

Vice Chair Alinger adjourned the meeting at 8:43 PM.